

DRAFT Background Report



For the
Unincorporated
Community of

FLORENCE- FIRESTONE

Prepared by:
Los Angeles County Department of Regional Planning
November 2001

I. INTRODUCTION

This Background Report contains current demographic information and land use analysis for the Florence-Firestone community. It includes a zoning and land use study of the community initiated by the Department of Regional Planning in which land use issues and problems are identified. The goal of this study is to ultimately offer suggestions for solving the pressing concerns of this community.

Based on this document staff may be recommending the following land use amendments for this community: 1) zone changes which will reflect existing land uses and at the same time mitigate future land use/ zoning conflicts and 2) community-wide development standards that will set forth uniform regulations tailored to the unique needs of the Florence-Firestone community.

SUMMARY

Florence-Firestone is located about 6 miles south of downtown Los Angeles in the heart of the County's inner city and industrial corridor. There are over 60,000 persons residing in the area and the vast majority is of Hispanic origin.

This unincorporated community is administratively divided between First and Second Supervisorial Districts. Despite the District boundaries, both areas face similar issues and concerns.

Florence-Firestone is 3.6 square miles in area and is comprised of a mix of residential, commercial and industrial uses. Almost 60% of the area is zoned and used for residential purposes. The remaining 40% is split almost evenly between industrially and commercially zoned properties.

Residential properties are primarily low density and the majority of the housing units are renter occupied and in need of revitalization.

The density of existing residential development is far below that permitted by existing zoning.

There are many commercial and industrial businesses in the area and most are in need of repair and reinvestment.

The gridiron street pattern encourages the use of local streets for through traffic serving a mixture of uses.

Income levels and noticeable pedestrian traffic are such they indicate a highly transit dependent population.

The most serious problems in Florence-Firestone are the conflicts between incompatible land uses and the inappropriate zoning patterns that exist in several areas of the community.

HISTORY

The Regional Planning Department studied the entire Florence-Firestone community in the 1970's. Florence-Firestone is administratively split between First and Second Supervisorial Districts and is often treated as two separate areas. However, in 1970 and 1971, studies were prepared which compiled demographic and land use information for Florence-Firestone in its entirety.

The Florence-Firestone studies of the 1970s documented concerns related to housing dilapidation, incompatible land use mixes, traffic conflicts, transit dependence, and lack of open space. With few exceptions, the area continues to suffer from these same issues and concerns. However, with demographic shifts and disinvestment in inner cities over the last 30 years the land use and socio-economic problems in Florence-Firestone have increased.

In the late 1990s two site-specific studies within Florence-Firestone were completed which led to zone changes and the establishment of community standards. The first study established the *Blue Line Transit Oriented Districts* (Blue Line TOD) and the other established the *Roseberry Park Community Standards District* (CSD). These projects are explained in general on the following two pages.

These recent projects are significant to this current study of Florence-Firestone because they have created zone changes and development standards of their own that will be integrated into the recommendations that develop from this study. Also, much of the information and findings established during the scope of all of these projects, including those of the 1970s, still apply to the Florence-Firestone community and will assist with the direction and scope of the current study.

*Blue Line Transit Oriented Districts**

In July of 1990, the Los Angeles County Metropolitan Transportation Authority (MTA) opened Los Angeles' first light rail transit system called the Metro Blue Line. The Blue Line begins in Downtown Los Angeles and runs a 22-mile stretch through several cities, including unincorporated Florence-Firestone, and ends in the City of Long Beach.

The 1970's studies by the Department of Regional Planning Redevelopment Agency documented transit dependency as a concern for the Florence-Firestone community. The introduction of the Blue Line in Florence-Firestone is a proven asset to transit dependent residents of the area. In 1990 when the Blue Line was built the MTA projected that by the year 2000 average daily ridership would be 54,000. According to MTA figures as of August of 1999 the average daily ridership was 63,000.

The Blue Line provides north-south service and connects to several cross-town and local bus lines as well as the two east-west rail transit lines: the Metro Green Line light rail running along the 105 freeway from Norwalk to the Los Angeles International Airport (LAX); and the Metro Red Line subway running from Union Station in Downtown Los Angeles to North Hollywood in the San Fernando Valley.

In 1996 the Department of Regional Planning embarked on a two-year program to establish Transit Oriented Districts (TODs) surrounding four Blue Line Stations, three of which are in Florence-Firestone. TODs are plans that encourage transit supportive development such as mixed uses, greater pedestrian orientation as well as improved pedestrian-transit linkages.

Regional Planning staff worked in collaboration with an advisory committee, made up of members of the communities of Florence-Firestone and Willowbrook to draft the TOD program. Included in the program are zone changes and a Transit Oriented District ordinance that establishes development standards and encourages pedestrian-friendly mixed-use development approximately ¼ mile radius from the rail stations. A detailed existing land use survey of the ¼ mile radius of each station was prepared to assist with the zone change determinations and recommendations for development standards.

The three TOD areas in Florence-Firestone are surrounding the stations of Slauson, Florence and Firestone. The zone changes have primarily been from industrial to commercial or commercial manufacturing. Also included are provisions and limitations on uses that facilitate the development of mixed-use development and eliminate non-pedestrian friendly and incompatible uses from establishing within the Transit Oriented Districts.

*See Title 22 Planning and Zoning Code of Los Angeles County section 22.44.400 Transit Oriented Districts for details.

*Roseberry Park Zone Changes and Community Standards District**

In 1999 the Department of Regional Planning was asked to prepare a zoning study for a small portion of Florence-Firestone east of Alameda Street, now known as Roseberry Park, that was experiencing unique problems related to incompatible land uses in close proximity to one another and inappropriate zoning patterns.

There are few areas in Los Angeles County where residential uses are intermixed with industrial uses and major highways. Florence-Firestone, and particularly in this instance Roseberry Park, experiences unique conflicts with these very serious land use issues. Located approximately 7 miles south of Downtown Los Angeles in the heart of the County's major industrial center and along the Alameda Corridor, the situation in Roseberry Park had the potential to become more industrially intense and insupportable for the local residents.

The approximately 70 acre area is in the First Supervisorial District and is bounded by Florence Avenue on the north, Santa Fe Avenue on the east, Nadeau Street on the south and Alameda Street on the west. Zoning along the western and southern sections of Roseberry Park were primarily M-2 (Heavy Industrial) or M-1 (Light Industrial) and used for industrial purposes. The northern and eastern sections of the area were zoned C-3 (Unlimited Commercial) and used for commercial and some residential uses. The central portion was zoned C-3 and used almost exclusively for residential uses along small residential streets.

In order to address the pressing dilemma of incompatible land uses in close proximity to one another and inappropriate zoning, the Regional Planning Department tackled the project in two phases. After preparing a detailed land use survey and compiling local demographic information staff recommended zone changes and community standards at separate community meetings; first with the residential constituency and then the commercial and industrial constituency.

The end result produced two major strategies to solve the pressing problems of Roseberry Park: 1). Zone changes that reflect the existing land uses and scale back the intensity of the industrial area and 2). A community standards district that helps mitigate the negative impacts imposed by the interface between industrial and residential uses as well as provide for a more aesthetically pleasing community. One outstanding concern was that industrial properties along Alameda were restricted to using residential streets for access to their property. Through collaboration with various County agencies and the Alameda Corridor Transportation Authority** a bridge was approved and constructed at the mid-section of Alameda between Florence and Nadeau to serve as the primary access for industrial properties within the area to help alleviate the conflicts between residential and industrial traffic along the smaller residential streets in the community.

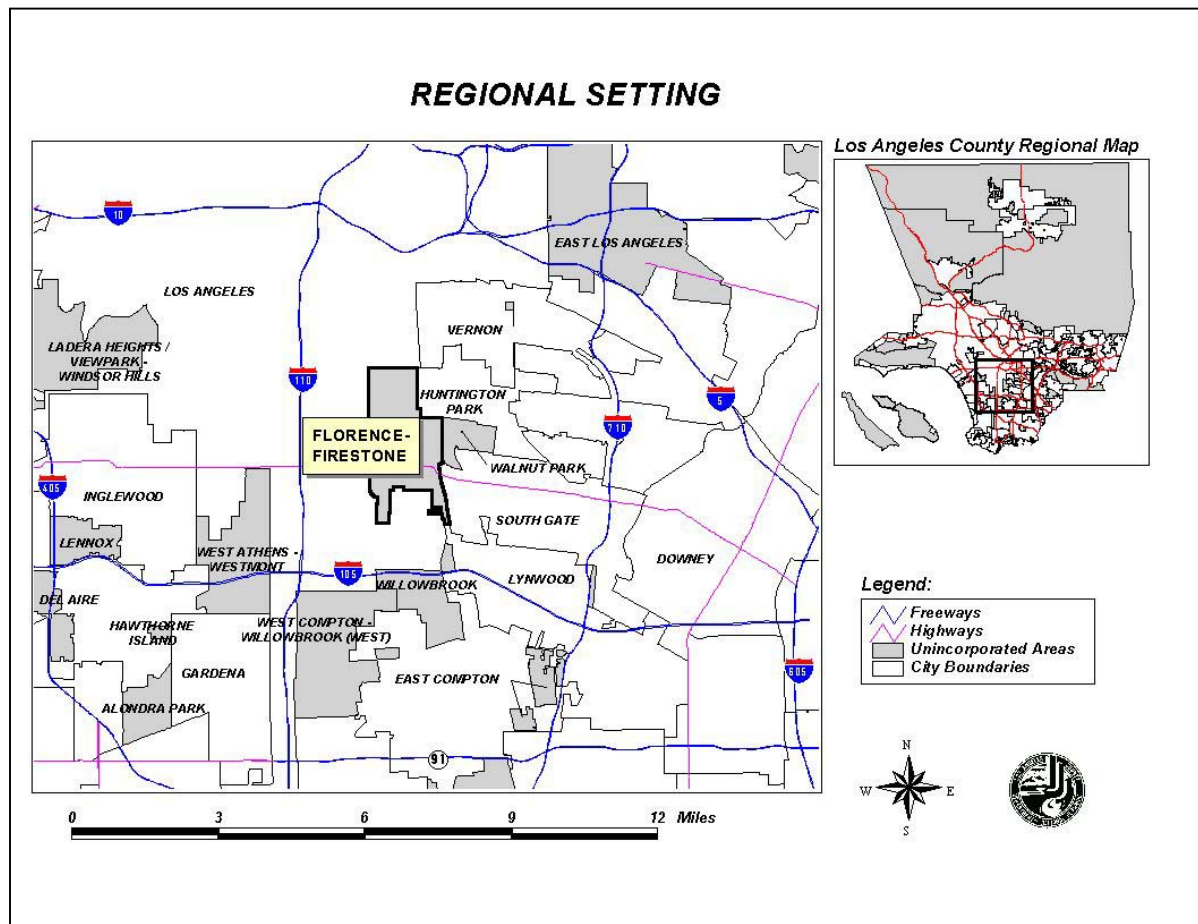
* See Title 22 Planning and Zoning Code of Los Angeles County section 22.44.129 Roseberry Park CSD for details.

**Agency responsible for the trenching of the existing train tracks along Alameda from the port of Long Beach and Los Angeles to various destination points along the route to Downtown Los Angeles. The trenching is a regional effort to alleviate traffic congestion and conflicts along surface streets along the route as well as increase the speed at which freight is transported throughout the region.

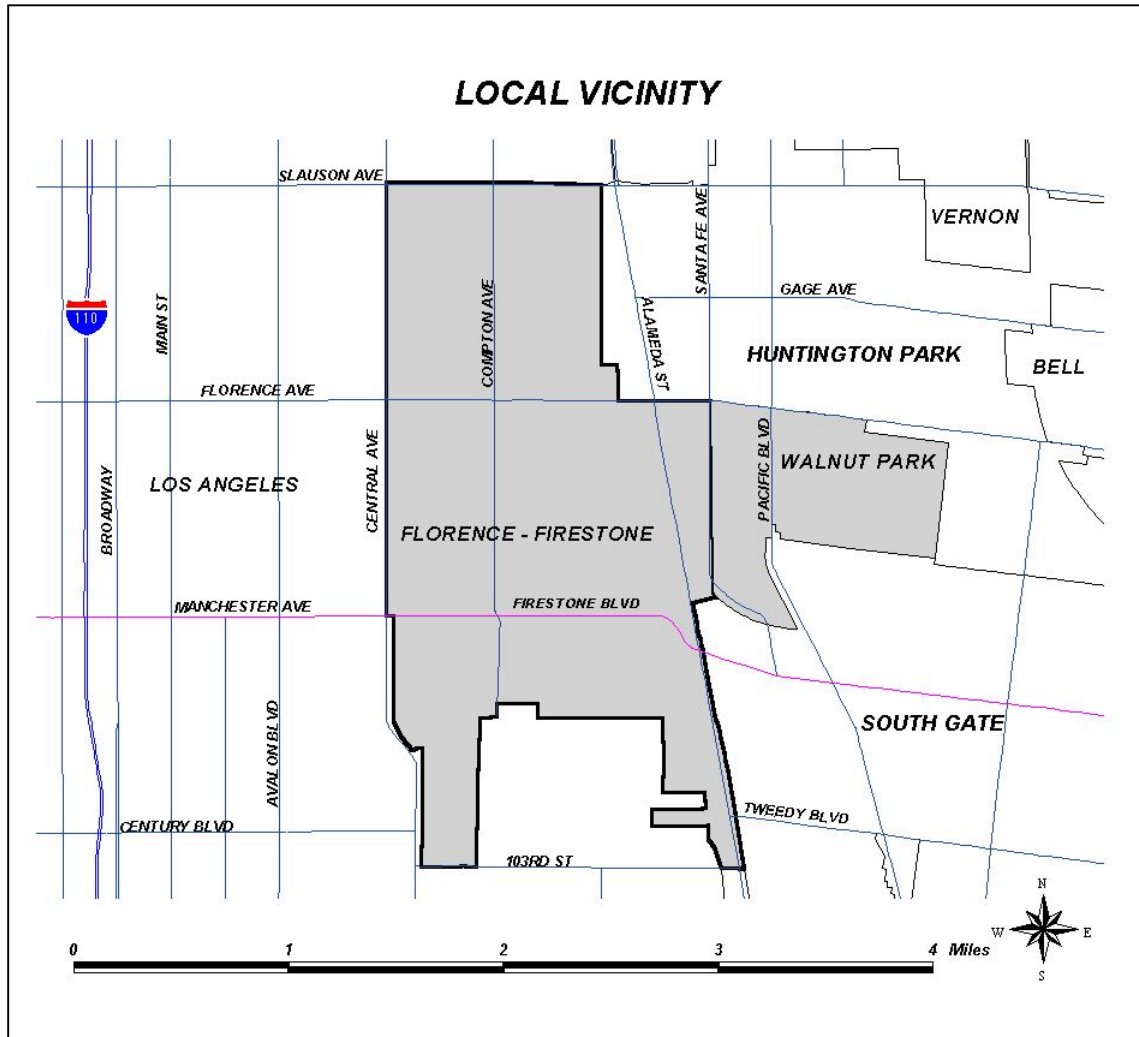
II. PHYSIAL SETTING

A. LOCATION

Florence-Firestone is a 3.6 square mile unincorporated community located approximately 6 miles south of Downtown Los Angeles.

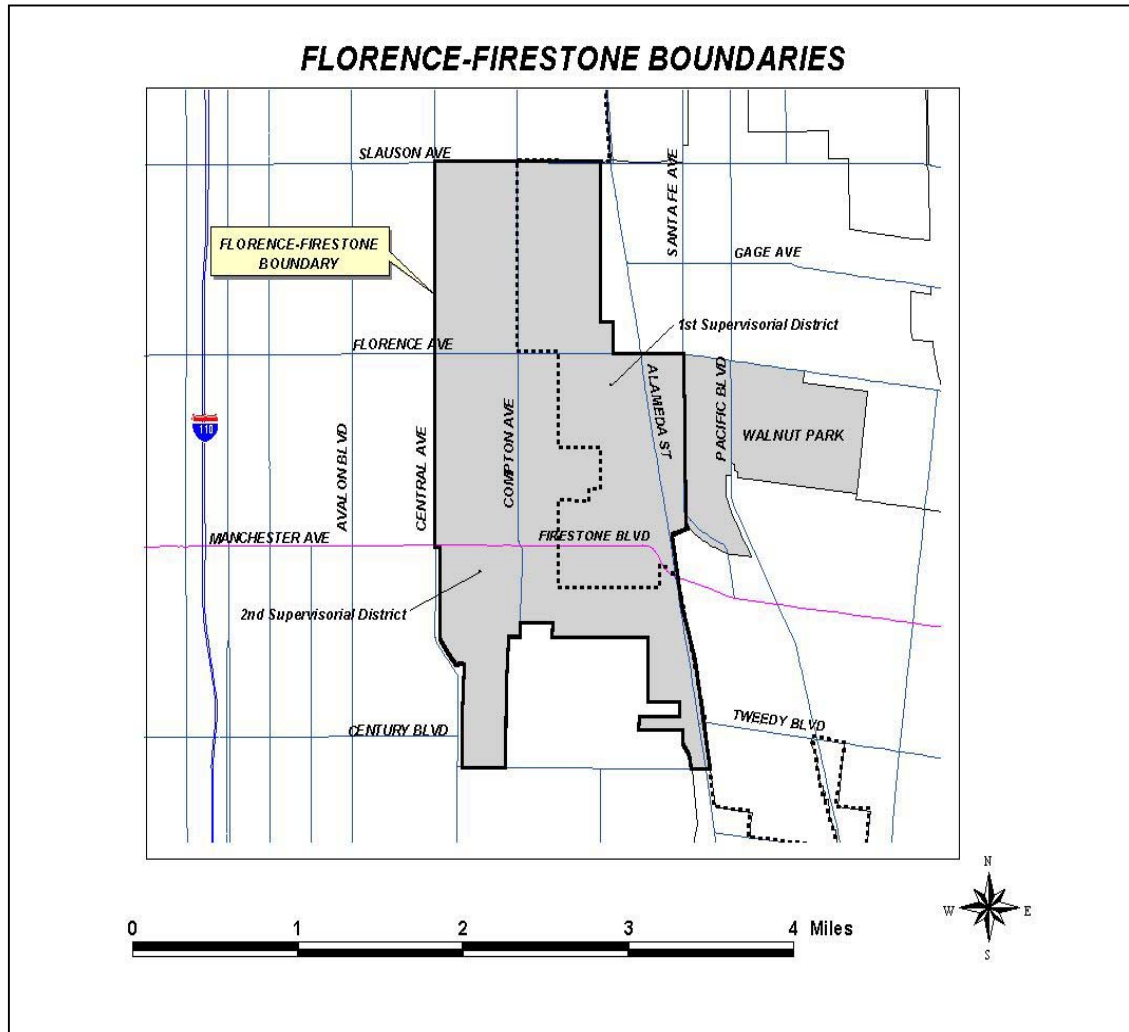


Florence-Firestone is situated between the City of Los Angeles on the north, east, and west, and the cities of Huntington Park, South Gate and Lynwood on the east.



Florence-Firestone is accessible by the 110 Harbor Freeway on the west, the 105 Glenn M. Anderson Freeway and Transit on the south and 10 Santa Monica Freeway on the north. Street accessibility is facilitated by 8 major highways: Slauson, Florence, and Firestone running east-west; and Central, Compton, Alameda, Santa Fe, and Long Beach running north-south.

The community is divided between First and Second Supervisorial Districts. Compton and Graham Avenues are dividing the two districts with First District on the east side and Second District on the west side.



B. ELEVATION

Florence-Firestone is set on a gradual slope from its northern high point of 170 feet to its lowest point of 130 feet on the south.

C. GEOLOGIC AND SEISMIC/ FLOOD AND FIRE HAZARDS

Florence-Firestone is located just north of the Inglewood Fault Zone and within the Hansen Dam debris basin. The ground water is at a depth of 30 feet and there are remnants of a halocene stream channel, alluvial fan, flood plain, and dune deposits fine to medium course grained. Parts of the southwest portion of Florence-Firestone are subject to potential liquefaction.

Many of the areas within Florence-Firestone are considered industrialized areas. There are natural gas transmission and distribution lines running throughout the industrial areas. The southern edge has a major transmission substation and the south and west ends have high voltage transmission lines.

III. DEMOGRAPHICS

The information in this section is primarily based on two data sources: Census data from 1980 and 1990 and Southern California Association of Governments (SCAG) population projections for Los Angeles County unincorporated areas. SCAG population figures are limited to population, households and employment.

A. POPULATION

According to 2000 Census information the total population of Florence-Firestone was 60,197 persons. The 1997 SCAG population projections for this community estimated an increase of 3,053 persons, bringing the total population to 60,200. The following table describes SCAG population projections until the year 2020.

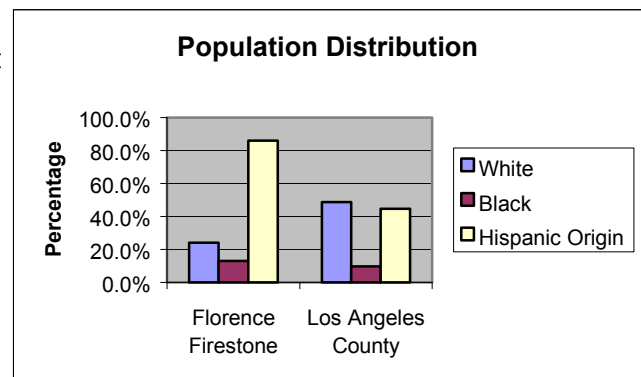
<i>SCAG Population Projections</i>					
1997	2000	2005	2010	2015	2020
60,200	60,762	61,585	62,352	63,421	64,657

It is projected that between the years 2000 and 2010 there will be a 2.5% change in population in Florence-Firestone, an increase of 1,590 persons in 10 years.

A driving force in population growth can be attributed to a major influx of persons of Hispanic origin during the decade of the 1980s. According to the 1970 Census the Hispanic population in Florence-Firestone was 30% of the total and in 1980 the figure rose to 61%. The 1990 Census reflects an even greater presence of persons of Hispanic origin (77%) in the Florence-Firestone community. Countywide figures from the 1990 Census also reflect the dramatic presence of persons of Hispanic origin (38%) throughout Los Angeles County. The 2000 Census reflects a Hispanic population of 86% in the Florence-Firestone community and 44.6% Countywide.

Major racial categories reported in the 2000 Census for Florence-Firestone are:
White 24% (14,778 persons)
Black 13% (7,908 persons)
Hispanic Origin 86% (51,712 persons)

The Countywide racial composition reported in the 2000 Census was:
White 48.7%
Black 9.8%
Hispanic Origin 44.6%

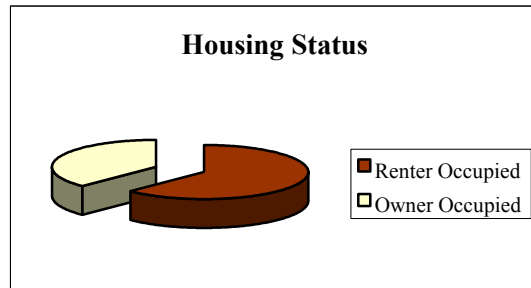


(Source: 2000 Census)

B. HOUSING

According to the 1990 Census, the number of housing units in Florence-Firestone was 13,488. The overwhelming majority of the housing units 96% were occupied and 4% were vacant. Marginal majority of the housing units were renter occupied (62%), whereas owner occupied units were only 38%. (Source: 1990 Census)

In 1995, Los Angeles County's Department of Regional Planning published population estimates for the County. According to those estimates the number of housing units increased to 13,629, an addition of 141 units in seven years. The ratio of occupied and vacant units remained the same as in 1990.



(Source 1990 Census)

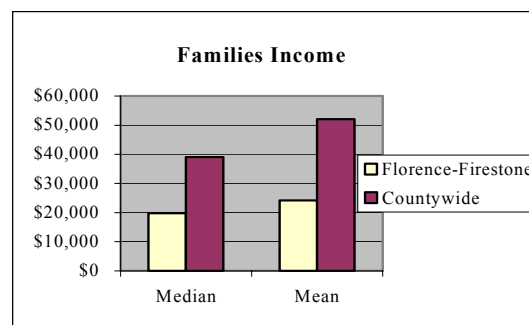
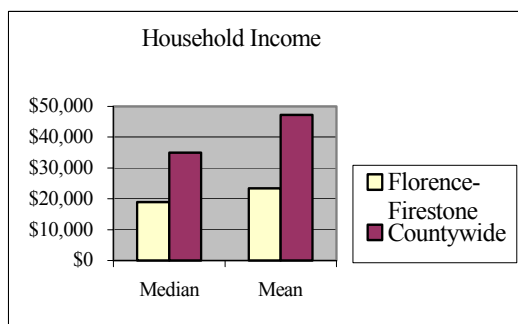
According to the 1970's studies produced by the Department of Regional Planning, 28% of the dwelling units were found to be in need of repair and 8.8% were considered dilapidated. While conducting field studies for this current study it was also found that there was a growing need for repairs and at times rehabilitation of existing housing units.

Dwelling units are predominantly single family and the character of the community is a low-density pedestrian neighborhood. The zoning would allow for a much higher density, which is compatible with the growing population and with the established goals of the three Transit Oriented Districts and high transit dependence in the community. However, although the potential for higher density exists and there is a need and demand for it, current services, utilities and resources may not be able to sustain future growth without massive reinvestment in the community.

C. INCOME

The general population in Florence-Firestone makes a modest income. Household and family income in Florence-Firestone in comparison to Countywide incomes in 1989 was as follows:

	Florence-Firestone		Countywide	
	<i>Households</i>	<i>Families</i>	<i>Households</i>	<i>Families</i>
Median	\$18,901	\$19,769	\$34,965	\$39,035
Mean	\$23,365	\$24,124	\$47,252	\$52,041



These figures show that the population in Florence-Firestone makes far less than the general population in Los Angeles County. For example, the Countywide median household income was \$16,064 more than Florence-Firestone, whereas median family income was \$19,266 more. The Countywide figures are almost double that of Florence-Firestone. There is an overrepresentation of low-skilled and low-paid workforce in Florence-Firestone as compared to the County.

Note: A household includes all the persons who occupy a housing unit whereas a family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption.

(Source: 1990 Census)

D. EMPLOYMENT

According to 1990 Census data, the number of employed persons 16 years and over was 17,715. The majority of persons (87%) worked in private for profit businesses.

<i>Class of Workers</i>						
Private for profit	Private not for profit	Self employed	Local government	State government	Federal government	Unpaid family
14,653	564	669	1,163	293	347	26

SCAG estimated the availability of jobs in Florence-Firestone area from 1997 to 2020. The estimations illustrate that there will be a gradual increase in employment opportunities in the area over the next 20 years. However, with increasing population, it is evident that most of the workforce will have to travel outside the community to find employment.

<i>Employment</i>					
1997	2000	2005	2010	2015	2020
9,054	9,918	11,141	12,645	13,617	14,624

E. TRAVEL TIME TO WORK

According to 1990 Census information, 30% of the population (16,938 persons) in Florence-Firestone were working. The mean travel time to work was estimated at 29 minutes. Fifty-percent of the total work force, (8,650 persons) spent more than 30 minutes traveling to work. The following table describes in detail the number of people and how much time they spend traveling to work.

<i>Travel Time to Work</i>													
Min.	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-59	60-89	90 or more	Work at home
	250	677	1509	2010	2583	1121	4120	432	675	1742	1281	400	138

IV. LAND USE ANALYSIS

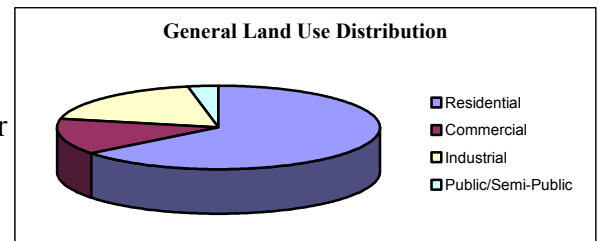
A. GENERAL PLAN

A Countywide General Plan for Los Angeles County's unincorporated areas was adopted in 1980. A Countywide Land Use Policy Map was also adopted as a part of the General Plan. The Policy Map sets specific land use designations for various parts of the county.

The Land Use Policy Map for Florence-Firestone shows the following land use distribution:

Land Use Designation	Acreage	% Total
Low Density "R" (1 to 6 du/ac)	0.0	0.0%
Low/Medium Density "R" (6 to 12 du/ac)	575.0	25.3%
Medium Density "R" (12 to 22 du/ac)	731.7	32.2%
High Density "R" (22 or more du/ac)	78.0	3.4%
Major Commercial	300.3	13.2%
Major Industrial	400.5	17.6%
Public & Semi-Public Facilities	66.2	2.9%
Open Space	72.0	3.2%
Transportation Corridor	50.4	2.2%
<i>Total</i>	<i>2274.1</i>	<i>100.0%</i>

According to the Land Use Policy Map, 61% of the Florence-Firestone community is designated for residential uses. All interior streets are designated for either low or medium density residential purposes. Major streets surrounding the residential areas are dominated by industrial and commercial designations.



Commercially designated areas are concentrated around the major intersections and strips along Florence Avenue, Compton Avenue and Firestone Boulevard.

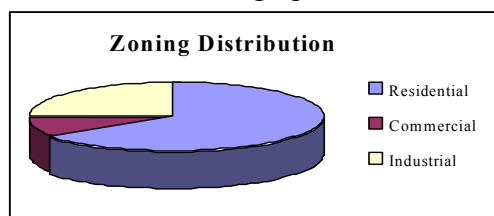
Industrially designated areas are located along Slauson Avenue and immediately south of it, Graham Avenue which runs adjacent to the Blue Line, and the strip along and surrounding the Alameda Corridor.

B. ZONING

To implement the policies and guidelines of the General Plan, a zoning ordinance is adopted and updated by the County. The zoning ordinance establishes development regulations for use when developing the land. The zoning map designates a specific zone for each parcel of land in the unincorporated County. According to the Florence-Firestone zoning map the zoning designations and corresponding acreages are as follows:

Zoning Designation	Acreage	% Total
R-1 (Single Family Residence)	20.4	0.9%
R-2 (Two Family Residence)	541.7	23.8%
R-3 (Limited Multiple Residence)	806.9	35.5%
R-4 (Unlimited Residence)	83.0	3.7%
A-1 (Light Agriculture)	37.3	1.6%
C-2 (Neighborhood Business)	74.3	3.3%
C-3 (Unlimited Commercial)	176.9	7.8%
C-M (Commercial Manufacturing)	44.8	2.0%
M-1 (Light Manufacturing)	210.8	9.3%
M-1.5 (Restricted Heavy Manufacturing)	1.9	0.1%
M-2 (Heavy Manufacturing)	249.1	11.0%
M-3 (Unclassified)	19.7	0.9%
P-R (Restricted parking)	7.0	0.3%
<i>Total</i>	<i>2273.8</i>	<i>100.0%</i>

Residential zoning dominates in Florence-Firestone making up 63.9% of the total. Approximately 21.2% is zoned for Industrial use and 13% is zoned for Commercial use.



Residential zones are surrounded by strips of commercial and industrial zones along prominent thoroughfares and along the Alameda Corridor. Residential zoning allows a much higher density than surveys of existing land use studies show. An increase in density would require a major reinvestment in the area.

In addition to countywide zoning designations, the subject area has two special zone designations: **Transit Oriented District (TOD)** and **Roseberry Park CSD** (discussed on pages 4-6).

C. ZONING AND GENERAL PLAN LAND USE COMPARISON

This section analyzes the consistency between existing zoning and general plan land use designations. Generally the existing zoning map reflects more industrial and commercial than the general plan land use policy map. These inconsistencies are reflected in the following areas:

- Properties on the north and south side of Florence Ave., between S. Central Ave. and S. Hooper Ave., are zoned M-1 (Light-Manufacturing) and the Land Use Plan designation is C (Major Commercial).
- Vacant property located at 5955 S. Hooper Ave., just north of Gage Ave., between E. 59th Place and E. 60th St., is zoned M-1-DP (Light-Manufacturing Development Program) and the Land Use Plan designation is 3 (Medium Density Residential).
- Properties on the west side of Compton Ave., between Nadeau St. and 83rd St. are zoned M-1 (Light Manufacturing) and the Land Use Plan designation is C (Major Commercial).
- Properties on the north-east corner of S. Hooper and E. 94th St. are zoned C-3 (Unlimited Commercial) and the Land Use Plan designation is 3 (Medium Density Residential).
- Property located at 9327 S. Hooper Ave., just south-west of E. 94th St. is zoned C-3 (Unlimited Commercial) and the Land Use Plan designation is 3 (Medium Density Residential).
- Properties on the west side of Success Ave., between E. 92nd St. and E. 98th St. are zoned A-1 (Light Agriculture) and the Land Use Plan designation is 2 (Low-Medium Density Residential).
- Properties within 98th St. on the North, Success Ave. on the East, Century Blvd. on the South, and S. Central Ave. on the West are zoned R-1 (Single Family Residential) and the Land Use Plan Designation is 2 (Low-Medium Density Residential).

D. EXISTING LAND USE

A map of existing land use for Florence-Firestone was extracted from a Countywide map created in 1993 by the Southern California Association of Governments (SCAG) using aerial photographs, field surveys, local assessor

information and other sources. This information has been verified through field assessment where inconsistencies in zoning and use, or incompatibility of uses existed.

According to the existing land use map and field analysis the area is overwhelmingly residential. The majority of the housing is single family with pockets of mixed residential uses. There are equal strips of industrial and commercial along major thoroughfares. The existing land uses in Florence-Firestone are generally consistent with the existing zoning designations. However, in many instances zoning would allow for a more intense development of the land, which if instituted may change the character of the community and threaten the distribution of resources.

E. PHYSICAL SURVEY

Residential

The majority of residential units are single-family homes, however the character of the area is reflective of a mix of residential densities. Higher density buildings are most often located at or close to street intersections. Most of the units are aged and in need of repair or rehabilitation. Residential properties are small and there is evidence of overcrowding, due in part to conversion of garages into living quarters and the high number of persons per household, 4.41, compared to 2.98 countywide (1990 Census). Generally, the higher density properties lack landscaping and are in greater need of aesthetic maintenance and structural repair.

Commercial

The commercial areas are a mix of restaurants, automobile oriented shops and other retail and office uses. The commercial areas are economically viable, however the physical condition and appearance reflects the need for repair and reinvestment. Commercial businesses are located along major streets and are well patronized. There are some vacant buildings and sites that offer potential for further commercial growth and development.

Industrial

The industrial area is primarily clustered along the boundaries of the area on the major thoroughfares of Slauson Avenue, Central Avenue, Wilmington Avenue and the Alameda Corridor. Uses range from outside storage to manufacturing and warehouses to auto related uses with structures and sites being in generally fair condition. The industrial areas are not maintained and do not comply with current development standards and are in need of reinvestment. There are many vacant lots and structures that would allow for new investments and developments.

V. INFRASTRUCTURE

A. SCHOOLS

The following schools are located within the Florence-Firestone community.
Enrollment figures reflect actual* and resident** numbers for the year 2000-2001:

Florence Avenue (Elementary)
7211 Bell Ave.
Los Angeles, CA 90001
Total Actual Enrollment: 1167
Total Resident Enrollment: 1088

Parmelee Avenue School (Elementary)
1338 East 76th Place
Los Angeles, CA 90001
Total Actual Enrollment: 1521
Total Resident Enrollment: 1534

Graham School (Elementary)
8407 South Fir Avenue
Los Angeles, CA 90001
Total Actual Enrollment: 1226
Total Resident Enrollment: 1098

Russell School (Elementary)
1263 East Firestone Boulevard
Los Angeles, CA 90001
Total Actual Enrollment: 1252
Total Resident Enrollment: 1295

Lillian Street School (Elementary)
5909 Lillian Street
Los Angeles, CA 90001
Total Actual Enrollment: 695
Total Resident Enrollment: 662

Charles Drew Middle School
8511 Compton Avenue
Los Angeles, CA 90001
Total Actual Enrollment: 2274
Total Resident Enrollment: 2464

Miramonte School (Elementary)
1400 East 68th Street
Los Angeles, CA 90001
Total Actual Enrollment: 2151
Total Resident Enrollment: 2093

Thomas A. Edison Middle School
6500 Hooper Avenue
Los Angeles, CA 90001
Total Actual Enrollment: 2339
Total Resident Enrollment: 2076

St. Malachys Catholic School
1200 E. 81st Street
Los Angeles, CA 90001
Total Enrollment: 245

St. Aloysius Catholic School
2023 E. Nadeau Avenue
Los Angeles, CA 90001
Total Enrollment: 271

*Total Actual Enrollment numbers are those students who are present and seated at the school in the fall.

**Total Resident Enrollment numbers are strictly L.A. Unified grade level appropriate students (K-5, 6-8, or 9-12) who live in the school attendance area but may or may not attend the school (student attends private, magnet or other L.A. Unified School).

The following schools are located outside of the Florence-Firestone community, but serve the area. Enrollment figures reflect actual* and resident** numbers for the year 2000-2001:

Henry T. Gage Middle School
2880 E. Gage Ave.
Huntington Park, CA 90255
Total Actual Enrollment: 3518
Total Resident Enrollment: 3538

Hooper Avenue School (Elementary)
1225 E. 52nd St.
Los Angeles, CA 90011
Total Actual Enrollment: 1925
Total Resident Enrollment: 1991

L.A. Academy Middle School
644 E. 56th St.
Los Angeles, CA 90011
Total Actual Enrollment: 2737
Total Resident Enrollment: 2729

Liberty Boulevard School (Elementary)
2728 Liberty Blvd.
South Gate, CA 90280
Total Actual Enrollment: 1380
Total Resident Enrollment: 1368

Edwin Markham Intermediate School
1650 E. 104th St.
Los Angeles, CA 90002
Total Actual Enrollment: 1662
Total Resident Enrollment: 1724

Ninety Second Street Elementary
9211 Grape
Los Angeles, CA 90002
Total Actual Enrollment: 1008
Total Resident Enrollment: 1023

John C. Fremont High School
7676 S. San Pedro St.
Los Angeles, CA 90003
Total Actual Enrollment: 4436
Total Resident Enrollment: 5246

Ninety Sixth Street Elementary
1477 E. 96th St.
Los Angeles, CA 90002
Total Actual Enrollment: 948
Total Resident Enrollment: 957

Huntington Park High School
6020 Miles Ave.
Huntington Park, CA 90255
Total Actual Enrollment: 4370
Total Resident Enrollment: 4306

Walnut Park School (Elementary)
2642 E. Olive St.
Huntington Park, CA 90255
Total Actual Enrollment: 1402
Total Resident Enrollment: 1411

David S. Jordan High School
2265 E. 103rd St.
Los Angeles, CA 0531
Total Actual Enrollment: 2070
Total Resident Enrollment: 2203

Weigand Avenue School (Elementary)
10401 Weigand Ave.
Los Angeles, CA 90002
Total Actual Enrollment: 512
Total Resident Enrollment: 511

*Total Actual Enrollment numbers are those students who are present and seated at the school in the fall.

**Total Resident Enrollment numbers are strictly L.A. Unified grade level appropriate students (K-5, 6-8, or 9-12) who live in the school attendance area but may or may not attend the school (student attends private, magnet or other L.A. Unified School).

B. PARKS

Will Rogers Memorial Park

There are three parks in the Florence-Firestone area. The largest is Will Rogers Memorial Park located at the southern edge of the community, north of 103rd Street and east of Central Avenue. It is 27 acres in area and has one lighted baseball diamond, one multi purpose field and four tennis courts.

Franklin D. Roosevelt Park

Franklin D. Roosevelt Park is located at 7600 Graham Avenue, north of Nadeau Street. It is 24.6 acres in size and comprises of one lighted baseball diamond, a multi purpose field and two lighted tennis courts. It also has a gymnasium and multipurpose Community Senior Center with a field office for the First District.

Bethune Park

The third park in Florence-Firestone area is Bethune Park. It is located at 1244 East 61st Street. The park is only 5.3 acres in size. It has a multi purpose field and two tennis courts, which are lighted.

C. FIRE PROTECTION

The Florence/Firestone area has one L.A. County fire station, Station 16, located at 8010 Compton Avenue. This station has a three person engine company, a four person engine company and a paramedic squad for a total staffing of nine. Other L.A. County stations which may respond to, and are within roughly one mile of the unincorporated Florence/Firestone area are: Station 164 at 6301 Santa Fe Avenue in Huntington Park, staffed with a four-person paramedic engine company; Station 147 located at 3161 Imperial Highway in Lynwood, staffed with a four person quint (a ladder engine) and a two person paramedic squad; Station 165 at 3255 Saturn Avenue in Huntington Park, staffed with a four person engine company.

A special hazard in this area is the Metro Rail Blue Line light rail running north-south across the community. County firefighters receive special training for emergency incidents involving the Metro Rail system.

The current fire protection for this community appears to be adequate for the existing development and land use. There are no plans for future expansion of services in this area.

SOURCE: L.A. County Fire Department, Planning Section

D. HEALTH SERVICES

There are no hospitals located within the boundaries of Florence-Firestone. Two hospitals are located within one mile of Florence-Firestone:

1. Community Hospital of Huntington Park, 2623 E. Slauson Avenue
2. Mission Hospital of Huntington Park, 3111 E. Florence Avenue

The licensed Primary and Specialty Care Clinics located within one mile of the community are:

1. Central City Community Health Center, 5970 S. Central Avenue
2. Watts/Jordan School-Based Health Clinic, 2265 E. 103rd Street
3. New Watts Health Center, 10300 S. Compton Avenue
4. Southern California Surgery Center, 7305 Pacific Blvd.

To provide primary medical care to the medically indigent population, there are seven private health centers within one mile of the Florence-Firestone area. These Public/Private Partnership (PPP) centers are operated under contract with the L.A. County Department of Health Services. They are:

1. California Detoxification Programs BAART/CDP, 4920 Avalon Blvd.
2. Central City Community Health Center, 5970 S. Central Avenue
3. Florence/Firestone Health Center, 8019 Compton Avenue (located within the boundaries of the Florence-Firestone community)
4. Hubert H. Humphrey Comprehensive Health Center, 5850 S. Main Street
5. San Antonio Health Center, 6538 Miles Avenue
6. South Health Center, 1522 East 102nd Street
7. Watts Health Foundation, 10300 S. Compton Avenue

SOURCE: County of Los Angeles, Department of Health Services

E. STORM DRAINAGE

The Florence/Firestone Community is designated as an “area of minimal flooding” by the Federal Emergency Management Agency. The L.A. County Department of Public Works records indicate that there have been a total of 27 complaints in this area. Public Works has also identified 7 unmet drainage needs in the Florence/Firestone area to be studied in the future. (An unmet drainage need is an area of localized flooding requiring a study to identify feasible alternatives to reduce, contain, and/or eliminate the flood hazard).

SOURCE: L.A. County Department of Public Works

F. LIBRARIES

Florence-Firestone currently has two libraries:

Florence Library
1620 E. Florence Ave.
Los Angeles, CA 90001
(323) 581-8028

Hours of Operation:

Sunday & Monday

Closed

Tuesday & Wednesday

11:00 a.m. - 9:00 p.m.

Thursday

10:00 a.m. – 6:00 p.m.

Friday & Saturday

10:00 a.m. – 5:00 p.m.

Size: 5,124 sq. ft

Graham Library
1900 E. Firestone Boulevard
Los Angeles, CA 90001
(323) 582-2903

Hours of Operation:

Sunday & Monday

Closed

Tuesday

10:00 a.m. – 8:00 p.m.

Wednesday & Thursday

10:00 a.m. – 6:00 p.m.

Friday & Saturday

10:00 a.m. – 5:00 p.m.

Size: 5,125 sq. ft.

Taking into consideration SCAG's population projections for the year 2020, the area will need an additional 2,071 square feet of library space.

VI. ISSUES ANALYSIS

A survey of the community has revealed the following issues:

General

- Graffiti is prevalent throughout the neighborhood
- Accumulation of litter
- Landscaping is inconsistent or non-existent
- Billboards are a nuisance
- Bus bench advertisement is a nuisance
- Building heights have the potential to become out of character with existing neighborhood
- Vacant lots are a visual blight due to overgrown weeds, trash & debris

Residential

- Small lots and higher density
- Many zoning violations e.g. inoperable vehicles parked in front yards, garages converted for living quarters, operating businesses from home or on street.
- Minimal buffering from industrial and commercial uses
- Inconsistent fencing and building heights
- Incompatible land uses near schools
- Inappropriate zoning along Lou Dillon and Croesus streets (half industrial and half residential)
- Landscaping is inconsistent or non-existent

Commercial

- Inappropriate zoning pattern (one street with two/three zones throughout, too heavy in urban setting or in close proximity to sensitive land uses)
- Businesses doing well yet need more pedestrian-oriented amenities such as: trash receptacles, decorative crosswalks, streetscaping and facade improvements
- Most of the commercial uses comprise of small scale restaurants and shops
- Excessive signage – colors, designs and inconsistent sizes
- Inconsistent fencing and building heights
- Graffiti and lack of general property maintenance is a major problem
- Many auto body shops give commercial areas a run down look and not often large enough to accommodate the required area for activity and parking

Industrial

- Industrial uses are located in close proximity to residential without any buffer (especially along and surrounding Graham, 59th, Croesus, Lou Dillon, Nadeau)
- Diesel trucks create conflict on small residential streets (turns, parking, traffic)
- Outside storage stacked up more than fence height
- Inconsistent fencing and building heights
- Odors and air pollution
- Incompatible zoning in urban setting (M-3 or M-2/M-1 near sensitive uses)
- Some industrial lots are too shallow or small to accommodate adequate development.